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EXTRAORDINARY

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PART-III

GOVERNMENT OF PUNJAB
DEPARTMENT OF LOCAL GOVERNMENT
(LOCAL GOVERNMENT- III BRANCH)

NOTIFICATION

The 18th June, 2025

No. G.S.R.86/P.A.8/2020/S.20/Amd.(6)/2025.- In exercise of the powers conferred by section 20 of the Punjab Management and Transfer of Municipal Properties Act, 2020 (Punjab Act No. 8 of 2020), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules, further to amend the Punjab Management and Transfer of Municipal Properties Rules, 2021, namely:-

RULES

1. (1) These rules may be called the Punjab Management and Transfer of Municipal Properties (First Amendment) Rules, 2025.
(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.
2. In the Punjab Management and Transfer of Municipal Properties Rules, 2021, for rule 16, the following rule shall be substituted, namely:-

“16. Mode of Payment of sale price:-

- (1) The sale price shall be payable in the following manner, namely:-
 - (i) Twenty-five percent of the sale price of such property (after adjusting the amount of five percent of reserve price paid as earnest money) shall be payable within a period of forty-five days from date of allotment. If the said amount is not paid within the total period of forty-five days from the date of allotment, the allotment shall be deemed to have been cancelled and the amount already deposited shall stand forfeited; and
 - (ii) The remaining amount (seventy-five percent) shall be deposited in three equal installments payable every forty-five days with simple interest at the rate of nine and a half percent per annum. The interest shall be payable after forty-five days from the date of allotment :

“Provided that, if any installment which is payable under clause (ii) of this sub-rule is not deposited within the stipulated time period, then, the same may be deposited with the subsequent installment or upto the date on which the last installment is payable subject to the payment of three percent as penalty of the said amount:

“Provided further that if the entire sale price is not paid within the time period as stipulated in clause (ii) of this sub-rule from the date of allotment in any case, the allotment shall be deemed to have been cancelled and twenty-five percent of the sale price shall be forfeited.

Note: If the Allottee makes lump sum payment of the balance seventy-five percent within forty-five days from date of allotment, then, in that case, five percent rebate on the balance principal amount i.e. seventy-five percent shall be given.

(2) Where an Allottee or transferee, as the case may be, fails to make the due payments as per the allotment letter, or violates any terms and conditions mentioned in the allotment letter, the Municipality shall be entitled to resume the property. The Municipality shall resume the property after giving an appropriate opportunity of hearing to the Allottee or transferee.

(3) An Allottee or transferee, as the case may be, may prefer an appeal, against the orders of resumption of the property and forfeiture of his amount deposited, to the State Government, within a period of sixty days from the date of such resumption order, and the State Government may pass appropriate orders including restoring the said property, but subject to the payment of penal interest, restoration charges @ 2.5 percent of the current reserve price along with total due amount with the rider that the entire amount so becoming due shall be deposited with the Municipality within thirty days of the passing of such order. If the Allottee fails to complete the formalities as enumerated above and make necessary deposits with the Municipality within the stipulated time of thirty days, it shall be presumed that the Allottee is not interested in the property and the Municipality shall be competent to cancel the allotment. Such property may be sold by the Municipality as per rules.

TEJVEER SINGH,
Additional Chief Secretary to Government of Punjab,
Department of Local Government.